

United States Department of the Interior
National Park Service

NATIONAL REGISTER
LISTED

OCT 10 2007

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Schleifer-McAlpine House

Other name/site number Tomasic House

2. Location

Street & number 608 Splitlog Avenue ☐ not for publication

City or town Kansas City ☐ vicinity

State Kansas Code KS County Wyandotte Code 209 Zip code 66101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patrick Zollner

8/24/07

Patrick Zollner, Deputy State Historic Preservation Officer
Kansas State Historical Society

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional
Comments.)

Signature of commenting official /Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the National
Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register

☐ removed from the National
Register

☐ other, (explain:)

Schleifer-McAlpine House
Name of Property

Wyandotte County, Kansas
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1

1

buildings

sites

structures

objects

1

1

total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter Categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate

Materials

(Enter categories from instructions)

Foundation: STONE/Limestone

Walls: BRICK

Roof: ASPHALT/Shingle

Other: WOOD, CONCRETE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Schleifer-McAlpine House
Name of Property

Wyandotte County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☒ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

POLITICS/GOVERNMENT

Period of Significance

c. 1870-1925

Significant Dates

c. 1870, 1882, 1907-1925

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Schleifer-McAlpine House
Name of Property

Wyandotte County, Kansas
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	5	3	5	9	6	7	0	4	3	3	0	1	6	0
Zone	Easting					Northing									
2															

3															
Zone	Easting					Northing									
4															

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Nick Tomasic
Organization _____ Date 10 February 2007
Street & number 608 Splitlog Avenue Telephone (913) 371-8075
City or town Kansas City State Kansas Zip code 66101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner

Name Nick and Karolyn Tomasic
Street & number 608 Splitlog Avenue Telephone (913) 371-8075
City or town Kansas City State Kansas Zip code 66101

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

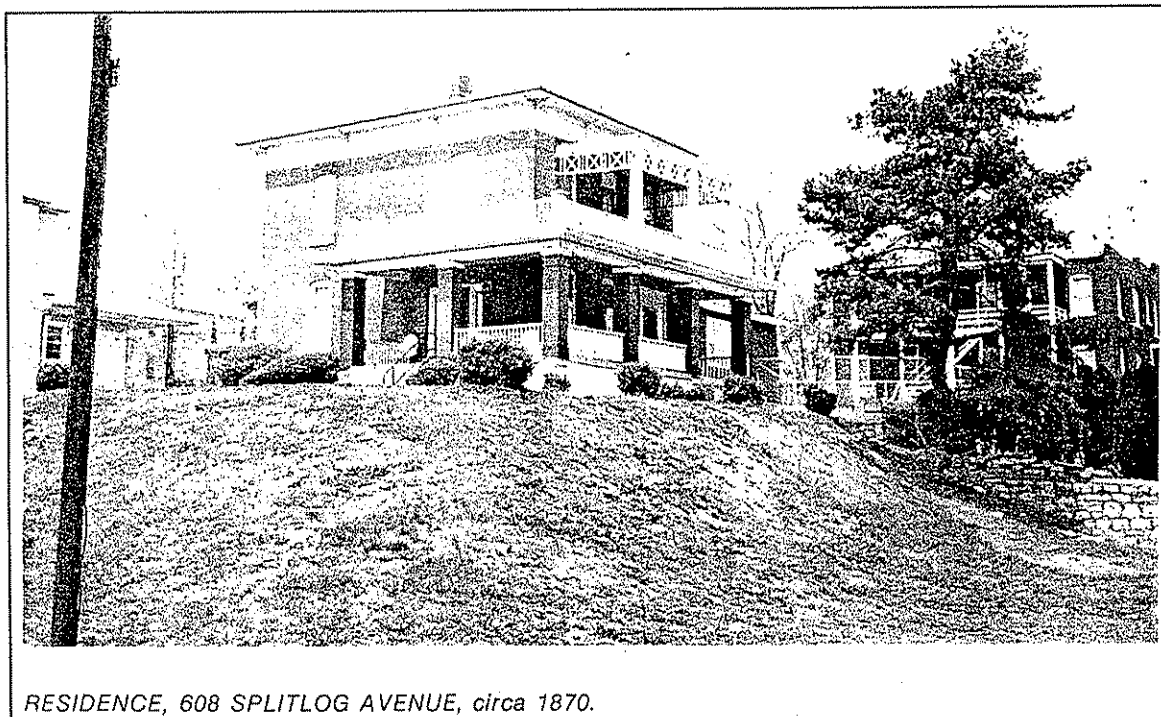
Section Number 7 Page 1

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

NARRATIVE DESCRIPTION

Summary

The Schleifer-McAlpine House (c. 1870) is located in the Strawberry Hill area of downtown Kansas City, Kansas, in Wyandotte County. This Italianate style two-story brick residence at 608 Splitlog Avenue sits upon a limestone foundation and has a two-story wraparound front porch. Construction of this house has been dated, both stylistically and historically to c. 1870, which makes this house one of the oldest surviving residences in downtown Kansas City, Kansas. During its period of significance (1870-1925) the house was occupied by two prominent citizens, Louis Schleifer and Nicholas McAlpine, both of whom were successful businessmen, public officials, and prominent members of the community. Both of these individuals played key roles in the development of Kansas City, Kansas and the Strawberry Hill Community. Despite alterations to the house since its initial construction, the property is in excellent condition, and retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association.



RESIDENCE, 608 SPLITLOG AVENUE, circa 1870.

Figure 1: 1978 Photo of the Schleifer-McAlpine House
Source: Greenbaum 1978

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

Section Number 7 Page 2

Exterior

The Schleifer-McAlpine house, which stands at the corner of 6th Street and Splitlog Avenue, retains much of its architectural integrity as an example of a residence constructed by one of the earliest residents of Kansas City, Kansas. The building's style is best characterized as Italianate, and this identification is based primarily on the building's low-pitched roof and large, decorative brackets beneath wide, overhanging eaves. Based on the building's external stylistic characteristics, the building has been dated to c. 1870. However, as Greenbaum (1978) states, "The oldest buildings on Strawberry Hill are among the oldest in the city. The dating is very uncertain, with construction in the late 1850s a distinct possibility."¹

Upon close inspection, three construction phases of the home are evident. The initial Italianate construction phase, which consists of the brick portions of the house itself, occurred c.1870. The outline of home's exterior consists of a pair of offset rectangular blocks. Although this might suggest that this portion of the house is actually composed of two distinct construction phases, this is most likely a single construction phase, part of its overall Italianate stylistic design. The villas of Renaissance Italy inspired 19th century Italianate style homes in America, and in order to make the home appear as if it had been added onto over the course of several centuries, an Italianate home is often built as a series of rectangular sections.²

The second construction phase occurred between 1907 and 1925, shortly after the house was moved from its original location, approximately 125 feet to the east of its present location. Following the move, a series of elaborate wraparound porches with square brick columns were then added to the house. Stylistically, the porches are best characterized as Colonial Revival, based on the cornice line of the porch, which is emphasized with a band of tooth-like dentils. In addition, the wooden balustrades on the upper and lower porches, and the front door surrounded by side-lights, are characteristic of Colonial Revival style buildings of the early 20th century.³

The third construction phase, which occurred in 1976, consists of a one-story wooden room addition on the northern side of the home. Finally, it should be mentioned that a two-car wooden garage was built to the north of the house in 1999.

Interior

In 1975, at the time of the one-story addition on the northern side of the house, portions of the interior of the house were renovated. Some of the interior woodwork has been replaced, but the house still contains its original wood floors, light fixtures, and its original staircase and balustraded railing.

¹ Susan Greenbaum. *Strawberry Hill: A Neighborhood Study*. Community Development Program of the City of Kansas City, Kansas, 1978.

² Architectural Styles: Italianate – from the Monroe County (NY) Library.

<http://www.libraryweb.org/rochimag/architecture2/styles/stylesitalianate.htm>

³ Tom Paradis. *Architectural Styles of America*. 2006. <http://jan.ucc.nau.edu/~twp/architecture>

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**Schleifer-McAlpine House
Kansas City, Wyandotte County, KS**

Section Number 7 Page 3

The first floor of the house is characterized by four rooms – a kitchen, dining room, living room, a small room, which is used today as a den, as well as two bathrooms. The second floor of the house is characterized by three bedrooms and two bathrooms. The house also contains a large attic on the third floor, the walls of which conform to the low-pitched roof of the house. The home also features a limestone walled basement that sits beneath the initial construction phase of the home. There is access to this basement via a wooden staircase beneath the home's staircase.

Conclusion

The Schleifer-McAlpine house maintains its integrity of design, setting, materials, workmanship, feeling, and association, and is an excellent representation of a mid/late 19th century Italianate residence that features early 20th century Colonial Revival updates. The home retains a number essential characteristics that convey its historic character. Finally, the home is among the oldest surviving buildings in downtown Kansas City, Kansas and is testimony to both people and events from a historical period, which is important to the Strawberry Hill community and to the city of Kansas City, Kansas. These characteristics are the source of the home's historic integrity. The home is currently owned and occupied by Nick and Karolyn Tomasic.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 4

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

STATEMENT OF SIGNIFICANCE

Summary

The Schleifer-McAlpine House (c. 1870) is being nominated to the National Register of Historic Places under criterion A in the area of COMMUNITY PLANNING & DEVELOPMENT and POLITICS/GOVERNMENT and under criterion C in the area of ARCHITECTURE. The house is located in the Strawberry Hill area of downtown Kansas City, Kansas, in Wyandotte County, near the intersection of 6th street and Splitlog Avenue.

Community History

The first official owners of the land now occupied by Strawberry Hill were the Delaware Indians, who were relocated to the area following the Indian Removal Policy of 1830. However, the Delawares never actually took up permanent residence in the area, and the first permanent residents of the area were the Wyandot Indians, who purchased the land from the Delawares. The original Wyandot settlement was founded in 1843, and was located to the north of Minnesota Avenue. During this time, the Wyandot Tribe owned all land east of 72nd street in Wyandotte County. In 1854, when Kansas became designated a territory, many Wyandot Indians lost their land.⁴ However, the land upon which the Schleifer-McAlpine House sits was owned for many years by a Wyandot Indian named Mathias Splitlog.⁵ Mathias Splitlog gained a great deal of fame based on his shrewd business dealings. Following the disbursement of tribal lands by the US Government, Mathias Splitlog owned much of what is now the Strawberry Hill area of Kansas City Kansas. Splitlog operated a sawmill, a gristmill, and a steamboat that operated on the Missouri River. In addition, Splitlog sold much of his land in small pieces during the 1860s and 1870s, and the sale of his lands made him very wealthy. In fact, Splitlog was known as the "Millionaire Indian". Splitlog and his family moved to Indian Territory (Oklahoma) in 1874.⁶ Today, Splitlog Avenue is named for Mathias Splitlog, the original owner of the land upon which the house sits.

In 1859, the town of Wyandotte was incorporated. The town of Wyandotte was incorporated into Kansas City, Kansas in 1886. In 1869, a "Bird's Eye View" of the town of Wyandotte was published.⁷ In this artistic rendering of the city as it was in 1869, the majority of the homes are located to the north of Minnesota Avenue, between second and sixth streets. Today, this area is now occupied by the businesses and public office buildings of downtown Kansas City, Kansas. It appears that none of the buildings in the 1869 drawing have survived to the present day. Interestingly, the area to the south of Minnesota Avenue

⁴ Susan Greenbaum. *Strawberry Hill: A Neighborhood Study*. Community Development Program of the City of Kansas City, Kansas, 1978.

⁵ This property was part of the 288.61-acre Wyandot Allotment of Mathias and Eliza Splitlog (Allotment No. 145). The patent of title was issued to the Splitlogs in accordance with the terms of the Wyandot treaty of January 31, 1855. Additional information on Splitlog and his allotment can be found in the Kansas Register of Historic Places nomination for the nearby Mathias Splitlog House, which is located at 251 N. Orchard Street.

⁶ Engineer's Ideas Ahead of Time. *The Kansas City Kansan*, August 3rd, 1986, page 4b.

⁷ 1869 *Birds Eye View of Wyandotte Kansas*, drawn by A. Ruger.

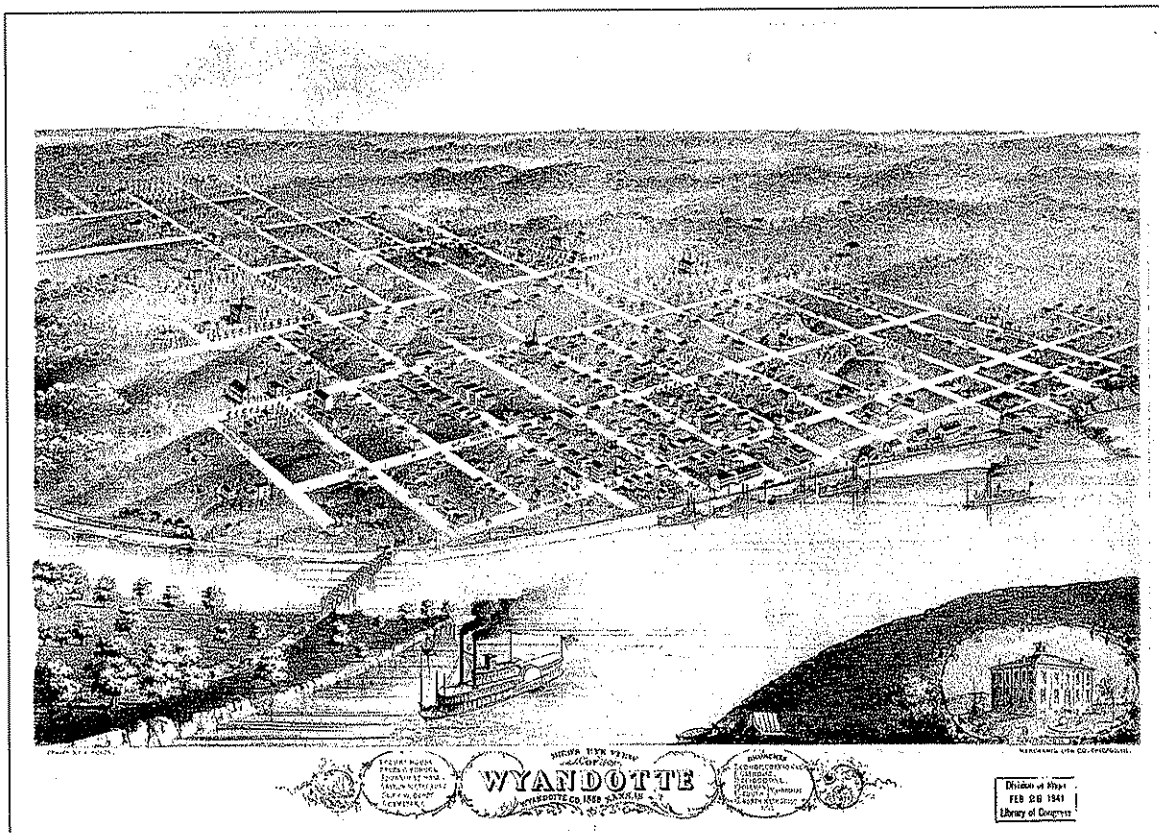
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 5

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

in what would become the Strawberry Hill area is depicted as a wooded area without roads, and which had not been densely settled. Unfortunately, the area where the Schleifer-McAlpine house was located, near what would become 6th Street and Splitlog Avenue, lies just outside the borders of the drawing.



1869 Birds Eye View of Wyandotte (Kansas City, Kansas)

During the 1860s and 1870, Splitlog sold most of his land in the Strawberry Hill area. This area later became home to hundreds of European immigrants employed in the meat packing industry. According to Greenbaum (1978) the meatpacking industry “had a particular significance for the development of Strawberry Hill, because it was the prospect of packinghouse employment that provided the basis for emigration for nearly all of the people who subsequently took up residence in the neighborhood.”⁸ During the 1880s, a great deal of housing construction began to occur on Strawberry Hill, as a result of the high numbers of immigrants to the area. Although many of these early immigrants to the area lived in the west bottoms area of Kansas City, Kansas, the great flood of 1903 forced many of the area’s residents to relocate to the Strawberry Hill area. According to Greenberg, “In the years that followed the flood,

⁸ Susan Greenbaum. *Strawberry Hill: A Neighborhood Study*. Community Development Program of the City of Kansas City, Kansas, 1978.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 6

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

large numbers of immigrant families continued to move to Strawberry Hill from the west bottoms. The northern part of the hill, in the area around St. John's, was densely settled by Croatians. Most of the Slovenians were concentrated in the southern part near Holy Family. Other nationality groups were scattered throughout the whole area."⁹

Building History

The importance of the Schleifer-McAlpine home to the historical development of the community was recognized nearly 30 years ago, during Greenbaum's (1978) study of architecture within the Strawberry Hill community. Greenbaum stylistically dates the house to c. 1870, and she states *"Yet another example of Civil War era architecture, this house has the bracketed cornice typical of the period. There is some evidence that the house may have been moved to its present site in the early years of this century, with the elaborate porches then added."*¹⁰

The property's Abstract of Title records that on June 1st, 1859, the property upon which the house sits was awarded to Mathias Splitlog and his family by the United States. According to the property's Abstract of Title, in 1868 Mathias Splitlog sold the land upon which the house now sits to Louis Schleifer.

Historical records indicate that Schleifer was born in Prussia, and immigrated to the United States during the 1860s. By 1867, Schleifer had moved to Kansas City, Kansas, where he started a brick yard company with his brother Fred. This brick factory was located at the corner of Seventh and Ohio streets. In addition to his successful business, Schleifer was also involved in local politics, serving as a Wyandotte City Councilman from 1873-1875. Throughout the 1870s the brick factory was very successful, producing brick that was used to build many of the buildings in Kansas City, Kansas. The factory continued to produce brick until 1880, when Schleifer died. Upon the death of Schleifer, his brother Fred disposed of the business.¹¹

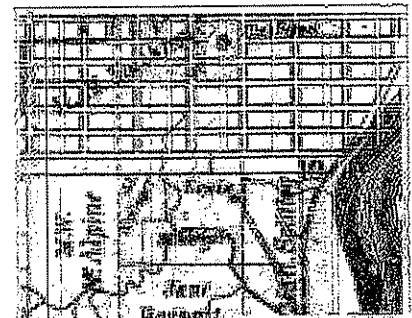


Figure 3: 1870 Map of Kansas City, Kansas
Source: Heisler and McGee
1870

The detailed map of Wyandotte County that was published by Heisler and McGee in 1870 shows the land owned by Schleifer, and it also shows the location of the Schleifer's house near what would become 6th Street and Splitlog Avenue. The map shows that the house was built during a time when much of what is now Strawberry Hill was characterized by large, undeveloped tracts of land. The inclusion of Schleifer's house in the 1870 map supports Greenbaum's stylistic dating of the house to c. 1870, clearly demonstrating that the house was constructed by 1870, and perhaps earlier. Most likely, the house was built by Schleifer between 1868-

¹⁰ Susan Greenbaum. *Strawberry Hill: A Neighborhood Study*. Community Development Program of the City of Kansas City, Kansas, 1978.

¹¹ Perl W. Morgan, *History of Wyandotte County Kansas and Its People* (2 volumes), Chicago, Illinois: The Lewis Publishing Company, 1911.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

Section Number 8 Page 7

1870. Given that Schleifer operated a brick factory between 1867 and 1880, it seems reasonable that he would have lived in a brick home during this time.

In 1880, the property's Abstract of Title records the sale of the property to Nicholas McAlpine in 1882. McAlpine moved from Pittsburgh, Pennsylvania to Wyandotte in 1857, and shortly thereafter became involved in the sawmill and flourmill business. In 1861, he built the first flourmill in Wyandotte County. He married Maria Walker McAlpine (June 17, 1847 – February 26, 1891), a Wyandot Indian listed on the 1855 treaty roll. She was the eldest daughter of Joel and Mary Ann Ladd Walker. Her father, Joel Walker, was a member of one of the most prominent Wyandot families, along with his brothers William Walker Jr. and Matthew Rankin Walker, and their nephew Isaiah Walker. He played a major roll in the early development of the community, as he was one of seven partners in the Wyandotte City Company, and was president of the Quindaro Town Company.

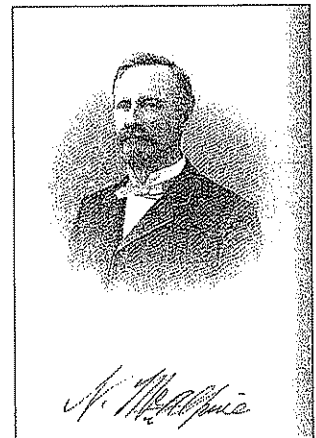


Figure 4: Photo of
Nicholas McAlpine
Source: N.A. 1890

During the U.S. Civil War (1861-1865), McAlpine returned to Pittsburgh. In 1865, McAlpine returned to Wyandotte and took contracts to build portions of the Missouri Pacific and the Union Pacific Railroad. One of McAlpine's most important involvements was that he was one of eight partners in the Kansas City, Kansas Town Company. The company was formed in 1868 to plat and develop the portion of Wyandotte County lying in the river bottoms between the Kansas-Missouri state line on the east, the Missouri River on the north, and the Kansas River on the west. The plat of the new town was signed on April 25, 1869, and recorded on May 3. In addition, McAlpine was also a public official. He was elected City Treasurer in 1866, and held the elected office for seven years. During this period, McAlpine also served as a member of the City Council.¹²

Following his tenure as a government official, during the 1880s, McAlpine became a successful real estate developer in Kansas City, Kansas. McAlpine became a member of the Argentine Real Estate Investment and Loan Company, serving on the Board of Directors, and being responsible for many of the new housing additions in Kansas City, Kansas during the 1880s.¹³ An 1886 *Kansas City Star* article states, "*Few real estate dealers in this vicinity have disposed of more acre land and town lots than N. McAlpine...His first additions to Wyandotte and Armourdale have been closed out during the past year. He contemplates platting in the early spring three new additions, viz Wyandotte, Armourdale, and Pacific Place; also will lay out a new town adjoining the projected new stock yards, to accommodate the many men finding employment in the railroad machine shops Allcuits packing house, cement works and other packing houses soon to be erected in close proximity to the new stock yard ground.*"¹⁴

¹² William G. Cutler, *History of the State of Kansas*, Chicago, Illinois: A.T. Andreas, 1883.

¹³ *Kansas City Star* article, July 2nd, 1888. Volume 14, Issue 247, page 4.

¹⁴ *Kansas City Star* article, January 1st, 1886. Volume 12, Issue 92, page 2.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection Number 8 Page 8Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

Although no detailed maps of the house survive from this era, an 1886 map of Kansas City, Kansas shows the land owned by McAlpine at the corner of 6th Street and Splitlog Avenue, and this land is marked with the initials M.A., which stands for McAlpine. The earliest detailed map of the house itself comes from 1887. The 1887 Hopkins plat map shows that the house was located approximately 125 feet to the east of its present location, on the west side of 6th street, at 328 North 6th (slightly south of the present-day location of Skradski Funeral Home). The house is depicted on the 1887 map as a two-story brick house with a small porch on the western side of the house. The house lacks its two-story wraparound porch at this time. The orientation of the house in relation to 6th Street suggests that what is currently the side door of the house was originally the front door of the house which faced 6th street. Also, it is important to note that in both the 1886 and 1887 maps, 6th Street is not as straight as it is today – at this time 6th Street was an unpaved road that curved around the Schleifer-McAlpine home.

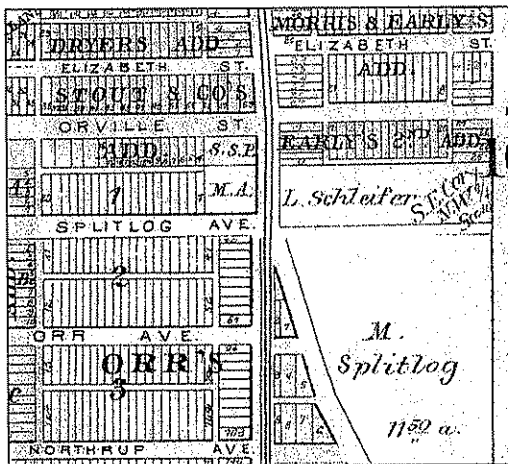


Figure 5: 1886 Map of Kansas City
Source: Everts 1886

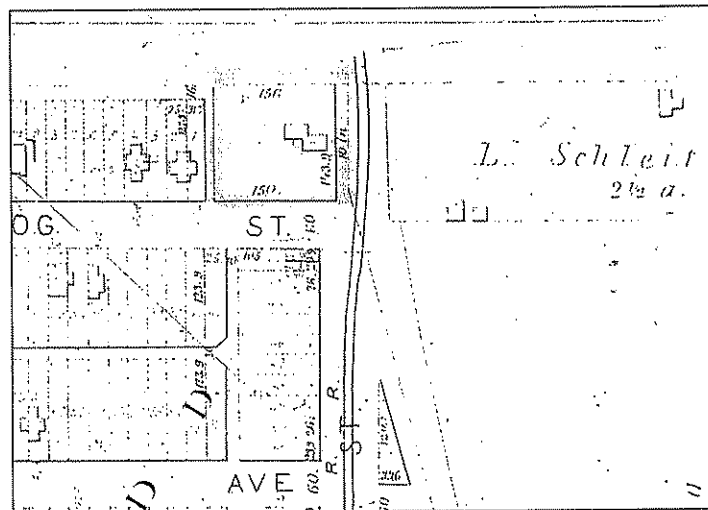


Figure 6: Plat map showing Schleifer-McAlpine Home
Source: Hopkins 1887

The 1889 Sanborn Map of Kansas City, Kansas illustrates the house in greater detail than in the 1887 Hopkins map. The house is depicted as having a tin roof, rather than a shingle one. In July of 2000, Nick Tomasic replaced the roof of the house with a composite shingle roof, and during the replacement, the original tin roof and several layers of rolled shingle roofing material were removed. The 1889 map also shows two horse stables, as well as two smaller structures, perhaps outhouses or smokehouses. Two horse stables are shown near the present location of the house.

The 1893 Rascher Insurance Map of Kansas City Kansas shows some added detail, and the small porch on the west side of the house is shown in greater detail than in previous maps. In addition, the home's previous street address of 328 North 6th is indicated on the map with the number 328 in front of the house.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 9

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

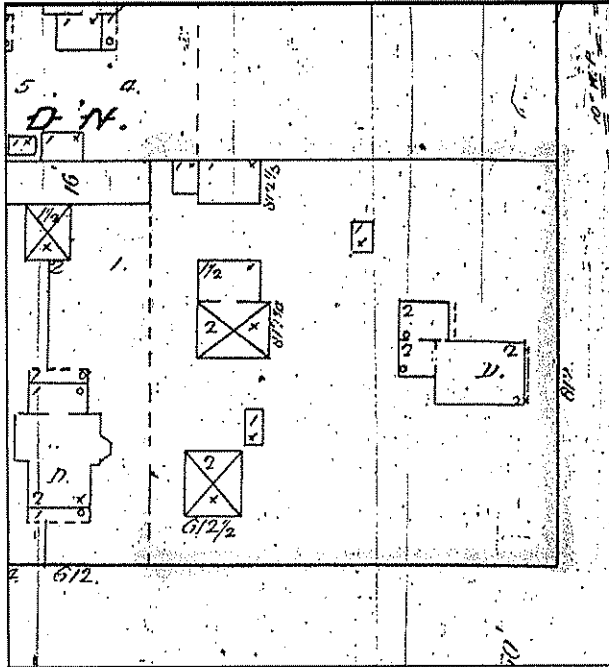


Figure 7: 1889 Map
Source: Sanborn Insurance Map Company

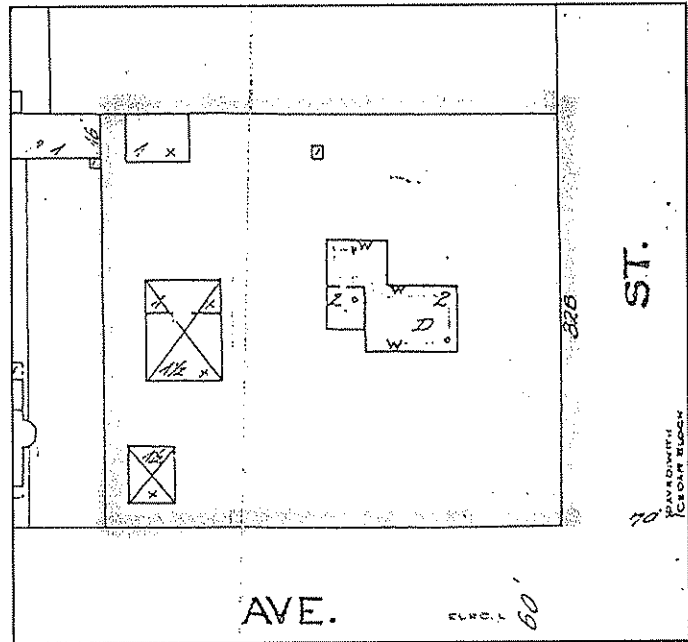


Figure 8: 1893 Map
Source: Rascher Insurance Map Company

Additional evidence regarding the history of the house comes from the Hoyer's 1894-1895 city directory, which lists Nicholas McAlpine and his son, Robert McAlpine, as the occupants of the Schleifer-McAlpine home at 328 North 6th.¹⁵

The 1907 Sanborn Insurance Map is similar to previous maps, but one of the horse stables is no longer present, and the two smaller structures shown on the 1889 map are no longer present. According to the property's Abstract of Title, Nicholas McAlpine and his son, Robert McAlpine, owned the house for more than 40 years, finally selling it to Henry and Mary Yarnevich in 1925.

¹⁵ Hoyer's Kansas City, Kansas, Directory for 1894-1895. 1894.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 10

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

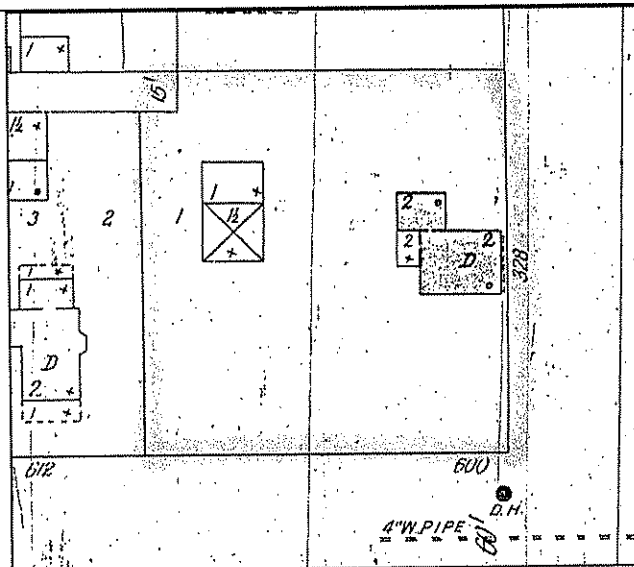


Figure 9: 1907 Map
Source: Sanborn Map Company

During the early 1900s the house underwent a major modification - the house was moved approximately 125 feet to the west of its original location at 328 North 6th to its present location at 608 Splitlog Avenue. Apparently, the house had to be moved to avoid demolition during the paving and straightening of 6th street which occurred during the early part of the 20th Century. By the time the house was purchased by Henry and Mary Yarnevich in 1925, the house had been moved from its original location at 328 North 6th Street, to its present location at 608 Splitlog Avenue, approximately 125 feet to the west. In addition, the elaborate wraparound porches had been added to the eastern and southern portions of the building. Although it is unclear precisely when this move occurred, it must have occurred at some point following the publication of the 1907 Sanborn Map and prior to the sale of the home to the Henry and Mary Yarnevich in 1925. Perhaps the best evidence of the moving of the house early in this century comes from a man who lived on the opposite side of Splitlog Avenue in the early 1900s and who witnessed the house being moved. According to Karolyn Tomasic, the current owner of the home, in 1965 she spoke with a person who had witnessed the house being moved to its present location. Mr. Frank Kragel, who was approximately 90 years old in 1965, told her *"I was a younger man then, and I watched them pull that house up the hill when they needed to make 6th street a paved road. They used forty teams of horses to do it. It was not a steep hill like it is now, it was graded down to 6th Street."*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 8 Page 11

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

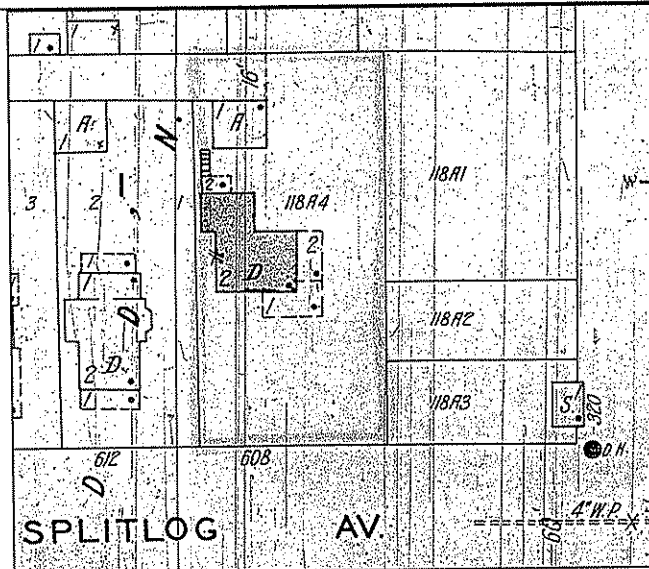


Figure 10: 1931 Map
Source: Sanborn Insurance Map Company

The sale of the property to Henry and Mary Yarnevich in 1925 is recorded in the property's Abstract of Title. In addition, Nicholas McAlpine's son Robert's sale of the house to Henry and Mary Yarnevich is also recorded in a 1973 *Kansas City Kansan* article entitled "Do You Remember", and in the article the home is referred to as "*The old Nick McAlpine Place...the first brick home on 6th street, south of Minnesota Avenue.*"¹⁶

In 1975, the Yarnevich Family sold the Schleifer-McAlpine house to Nick and Karolyn Tomasic. In 1975 and 1976, a one-story room addition was added to the northern side of the building, and portions of the home were renovated, with major repairs to the existing home's electrical wiring and plumbing systems at this time.

Significance

The house is significant for its architectural value and its associations with the development of the Strawberry Hill neighborhood and Kansas City, Kansas. First, the house is significant because it is one of the earliest surviving homes from the post-Civil War era in downtown Kansas City, Kansas. The Schleifer-McAlpine House is representative of late 19th century Italianate architecture. The home's modifications illustrate the transition from Italianate to Colonial Revival, the changing tastes and attitudes of people over time. The house is also significant based on its association with the history of the community, specifically the growth of the city of Kansas City, Kansas and the Strawberry Hill neighborhood.

¹⁶ 1973 *Do You Remember? From the Kansan Files 50 Years Ago*. K. C. Kansan, October 14, 1973.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section Number 8 **Page** 12

**Schleifer-McAlpine House
Kansas City, Wyandotte County, KS**

Conclusion

The Schleifer-McAlpine House is important to the Strawberry Hill community and to the city of Kansas City, Kansas because it serves as a historical record of events, people, and architectural styles during the earliest years of the community. It is significant in terms of its design, and was the home of two prominent local businessmen and politicians during its period of significance. The house therefore qualifies for listing under criterion A in the area of COMMUNITY PLANNING & DEVELOPMENT and POLITICS/GOVERNMENT. The exterior of this two-story residence, and portions of the interior retain their architectural integrity as a mid/late 19th century and early 20th century residence, and the house therefore qualifies for listing under criterion C in the area of ARCHITECTURE.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

Section Number 9 Page 13

BIBLIOGRAPHY

Cutler, William G.

1883 *History of the State of Kansas*. Chicago, Illinois: A.T. Andreas

Everts, L. H. and Company.

1886 Kansas City, Kansas Formerly Wyandotte – Kansas City Kansas. In *1887 Atlas of State of Kansas*. Philadelphia.

Greenbaum, Susan

1978 *Strawberry Hill: A Neighborhood Study*. Community Development Program of the City of Kansas City, Kansas

Hopkins, G.M.

1887 *A Complete Set of Surveys and Plats of Properties in Wyandotte County, and Kansas City Kansas*. Compiled and Drawn from Official Records and Actual Surveys. Philadelphia, Pennsylvania: Published by G.M. Hopkins.

Morgan, Perl W.

1911 *History of Wyandotte County Kansas and Its People* (2 volumes). Chicago, Illinois: The Lewis Publishing Company.

N. A.

1890 *Wyandotte County and Kansas City Kansas: Historical and Biographical, Comprising a Condensed History of the State, a Careful History of Wyandotte County, and a Comprehensive History of the Growth of the Cities, Towns, and Villages*. (2 volumes). Chicago, Illinois: Goodspeed Publishing Company.

N.A

1869 *Birds Eye View of Wyandotte Kansas*, drawn by A. Ruger

N. A.

1870 *Map of Wyandotte County, Kansas*. Compiled from Official Records and Surveys, and Published by Heisler and McGee.

N.A.

1886 Kansas City Star article, January 1st, 1886. Volume 12, Issue 92, page 2.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

Section Number 9 Page 14

N.A.

1888 Kansas City Star article, July 2nd, 1888. Volume 14, Issue 247, page 4.

N. A.

1889 *Insurance Maps of Kansas City Kansas Formerly Wyandotte, Kansas City Kansas, and Armourdale Including Argentine, Rosedale and Bonner Springs*. New York: Sanborn Map and Publishing Company Limited.

N.A.

1894 *Hoye's Kansas City, Kansas, Directory for 1894-1895*.

N. A.

1907 *Insurance Maps of Kansas City Rosedale and Argentine, Kansas*, Volume One. New York: Sanborn Map Company.

N. A.

1931 *Insurance Maps of Kansas City Rosedale and Argentine, Kansas*, Volume One. New York: Sanborn Map Company.

N.A.

1973 *Do You Remember? From the Kansan Files 50 Years Ago*. K. C. Kansan, October 14, 1973.

N.A.

1986 Engineer's Ideas Ahead of Time. The *Kansas City Kansan*, August 3rd, 1986, page 4b.

N.A.

2007 *Architectural Styles: Italianate* – from the Monroe County (NY) Library.
<http://www.libraryweb.org/rochimag/architecture2/styles/stylesitalianate.htm>

Paradis, Tom

2007 *Architectural Styles of America*. <http://jan.ucc.nau.edu/~twp/architecture>

Rascher, Charles

1893 *Atlas of Kansas City Kansas Formerly Wyandotte, Kansas City, Kansas and Armourdale, Including Argentine, Rosedale, etc.* Chicago, Illinois, Rascher Insurance Map Publishing Company.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 10 Page 15

Schleifer-McAlpine House
Kansas City, Wyandotte County, KS

VERBAL BOUNDARY DESCRIPTION

The Schleifer-McAlpine House is located at 608 Splitlog in Kansas City, Wyandotte County, Kansas. The legal description of the property is as follows: 118A3, A4 BEG INTER W LI 6TH ST & N LI SPLITLOG; W 133.8 FT, N 143.75 FT, E 58.8 FT, S 116.75 FT, S 27 FT TO POB ALSO ORRS ADD: B1 E 6.625 FT L1

BOUNDARY JUSTIFICATION

The nominated property includes the parcel historically associated with the Schleifer-McAlpine House.

PHOTOGRAPIC INFORMATION

The following information is applicable to all photos listed below:

Property Name: Schleifer-McAlpine House
Location: 608 Splitlog, Kansas City, Wyandotte Co., KS
Photographer: Sarah J. Martin
Date: 19 June 2007
Location of Digital Images or Negatives: Kansas State Historical Society

- Photo 1: South and East elevations, facing NW
- Photo 2: South elevation from the street, facing N
- Photo 3: South elevation, facing N
- Photo 4: Southeast corner of the house, facing NW
- Photo 5: Northeast corner of the house, facing SW
- Photo 6: North elevation of the house and detached garage, facing S
- Photo 7: West elevation, facing N
- Photo 8: Bracket detail
- Photo 9: Dining Room, facing W
- Photo 10: Fireplace and mantel in living room, facing N
- Photo 11: Staircase leading to second floor living space, facing W
- Photo 12: Staircase leading to attic from second floor hallway
- Photo 13: Exterior, second story porch, facing N
- Photo 14: Interior, second floor bedroom
- Photo 15: Interior, looking into the kitchen from the dining room, NW